

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (“County”) of the following acts, which were prepared by the law firm Hawkins, Delafield & Wood LLP, in connection with Capital Project RGC12 – Dunwoodie Golf Course Facility Improvements (“RGC12”):

(1) the proposed Capital Budget Amendment will amend the County’s current-year capital budget to increase the County share for Capital Project RGC12 – Dunwoodie Golf Course Facility Improvements (“RGC12”) by \$6,300,000.00 to \$12,320,000.00;

(2) a bond act amending, in part, prior Bond Act No. 140-2022 (“2022 Bond Act”) to remove \$4,148,803.00 attributable to RGC12 from the total amount authorized, thereby decreasing the estimated maximum amount of bonds authorized thereunder to \$12,371,197.00 (“Amending Bond Act”). It should be noted that \$251,197.00 in RGC12 bonds have already been issued, therefore the Amending Bond Act will only remove the unissued balance attributable to RGC12 from the 2022 Bond Act. Additionally, the Amending Bond Act is required to remove from the scope the planning, construction of, and construction management for a new maintenance facility for Dunwoodie Golf Course; and

(3) a bond act authorizing the issuance of bonds in the amount of \$10,448,803.00 to finance the cost of the construction of various improvements at Dunwoodie Golf Course, consisting of, (a) the construction and construction management for the maintenance building

complex, and (b) the design, construction, and construction management of reduced-pressure zone and backflow prevention systems and related water supply infrastructure for the golf course and related work in connection with RGC12 (“Consolidated Bond Act”). This proposed Consolidated Bond Act includes \$4,148,803.00 of previously authorized bonds for RGC12 by the 2022 Bond Act and adds \$6,300,000.00, bringing the total amount authorized for RGC12 to \$10,448,803.00.

The Department of Parks, Recreation and Conservation (“Department”) has advised that advised that the existing golf course maintenance building is outdated and inadequate to meet modern operational needs. Constructed more than 70 years ago, the facility has not undergone any significant physical upgrades since its original construction. The building’s current Master Plan identifies the maintenance building as inadequate in size and recommends expansion to accommodate existing and future uses. Due to insufficient indoor storage space, much of the larger equipment, including golf course mowers and turf maintenance equipment, is stored outdoors year-round, resulting in accelerated deterioration, reduced service life, and increased maintenance costs.

In addition, the golf course is connected to the public water supply at four separate locations. Existing backflow prevention systems are either lacking or inadequate, posing a potential risk to the public water supply and failing to meet local water supply regulations. Addressing these deficiencies is necessary to ensure regulatory compliance and protect public health and safety.

RGC12 will construct new golf course maintenance buildings and an associated storage yard, providing adequate space for safe, efficient, and modern maintenance operations. RGC12 will also include upgrades to the water supply infrastructure through the installation of compliant backflow prevention systems. Together, these improvements will support efficient equipment maintenance, extend the service life of vehicles and machinery, and ensure the safe and regulated distribution of water throughout the golf course.

Design is currently being undertaken by a consultant and is expected to be completed by the third quarter of 2026. It is estimated that construction will take eighteen months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds to finance RGC12 as indicated in the annexed fact sheet.

Additionally, as your Honorable Board may know, Section 167.131 of the Laws of Westchester County mandates that a capital budget amendment that introduces a new capital project or changes the location, size, or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the “Planning Board”) with respect to the physical planning aspects of the project. The Planning Department has advised that the Planning Board has previously reviewed this project and issued a report, and that since there is no change in the scope of the work and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

The Department of Planning has advised your Committee that RGC12 was classified as an “Unlisted” action under the State Environmental Quality Review Act (“SEQR”) and that your Honorable Board issued a Negative Declaration for the project pursuant to Resolution 192-2022. Planning further advised that changes were subsequently made to the project which necessitated additional review. As such, a revised Environmental Assessment Form (“EAF”), prepared by the Planning Department, is on file with the Clerk of the Board of Legislators. The EAF together with the attached SEQR Resolution and proposed amended Negative Declaration are provided to assist your Honorable Board in complying with SEQR. Upon review, your Committee concludes that the proposed action will not have any significant impact on the environment and recommends the adoption of the Resolution adopting an amended Negative Declaration. As you know, a determination of significance must be made prior to enacting the aforementioned Consolidated Bond Act.

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Amending Bond Act and Consolidated Bond Act, and recommends approval of all the proposed acts, noting that the Amending Bond Act and Consolidated Bond Act can only be enacted following adoption of the Capital Budget Amendment.

It should be further noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to amend the County’s Capital Budget and to adopt the Amending Bond Act and Consolidated Bond Act.

Dated: _____, 20____.

White Plains, New York

COMMITTEE ON

RESOLUTION __ - 2026

WHEREAS, there is pending before this Honorable Board an act to authorize the County of Westchester to issue bonds in connection with capital project RGC12 (“Bond Act”); and

WHEREAS, this Honorable Board has determined that the proposed Bond Act would constitute an action under Article 8 of the Environmental Conservation Law, known as the New York State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), this project is classified as an “Unlisted action,” which requires this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

WHEREAS, the County of Westchester previously reviewed this project and, as the only involved agency with discretionary authority for this action, assumed the role of Lead Agency and issued a Negative Declaration for this project via Resolution 192-2022; and

WHEREAS, subsequent changes were made to the project necessitating additional environmental review; and

WHEREAS, a revised Short Environmental Assessment Form (“EAF”) has been prepared to assist this Honorable Board in its environmental assessment of the current proposed action and is on file with the Clerk of the Board of Legislators (the “Clerk”); and

WHEREAS, this Honorable Board has carefully considered the current proposed action and has reviewed the revised EAF on file with the Clerk and the criteria

set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the revised EAF, to determine if this proposed action will have a significant impact on the environment.

NOW, THEREFORE, be it resolved by the County Board of the County of Westchester, State of New York, as follows:

RESOLVED, that based upon this Honorable Board's review of the revised EAF, which is on file with the Clerk, and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the Bond Act; and be it further

RESOLVED, that the Clerk is authorized and directed to sign the "Determination of Significance" in the revised EAF as the "Responsible Officer in Lead Agency"; to issue this amended "Negative Declaration" on behalf of this Board in satisfaction of SEQRA and its implementing regulations; and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of Part 617 of 6 NYCRR; and be it further

RESOLVED, that the Resolution shall take effect immediately.